Karen Johnson Davidson County
Batch# 1162572 DEEDQC
07/25/2024 11:21:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20240725-0056318

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 25, 2024.

Notary Public

My Commission Expires:

ELIZABETH GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

New Owner Address:
Ettinger Family Trust
4002 Sunnybrook Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
130 03 0 089.00

QUITCLAIM DEED

John W. Ettinger, Jr. ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Ettinger Family Trust**, dated July 25, 2024 ("Grantee"), a joint revocable trust established by the Grantor and the Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Jill Marie Ettinger**, as evidenced by her signature below, hereby joins with the Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 25, 2024.**

John W. Ettinger, Jr.

Jill Marie Ettinger

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John W. Ettinger, Jr. and Jill Marie Ettinger**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 28, 2024.

Notary Public

My Commission Expires: _____

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 25 on the map of a resubdivision of part of Royal Oaks Subdivision, of record in Plat Book 1424, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to John W. Ettinger, Jr. from Thomas W. Jacobs, unmarried by deed of record in Instrument No. 20010313-0023798, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4002 Sunnybrook Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 25, 2024.

Affiant Signature

7/25/2024

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 25, 2024.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026